



Town of Camden
Minutes of the Select Board Meeting
August 21, 2012
6:30pm

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8 **PRESENT:** Chairperson Martin Cates, John French, Jr., James Heard, Leonard Lookner, Donald White,
9 and Town Manager Finnigan. Also present were members of the press and public.

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11 1. **Call to Order**

12 The meeting was called to order at 6:30 pm.

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15 2. **Citizen Comments**

16
17 Stephen Hanscom of Camden spoke on behalf of the Snyders who live in the Knox Mill
18 Condominiums. He said that his clients were under the impression that Zach Cohn of the
19 Smokestack Grill would be reporting back at that night's meeting regarding resolution of the
20 noise issue. Hanscom discussed their concern regarding installation of the sound-deadening
21 mats and stated that he felt the Select Board's action of August 7th contradicted the spirit and
22 intent of the May 15th meeting which had originally addressed the issue.

23
24 Martin Cates asked if there had been any noise complaints in recent weeks. Town Manager
25 Finnigan responded that to her knowledge there had been no complaints since the night the
26 Select Board instructed Mr. Cohn to put up the curtains, which had been Friday, August 10th. She
27 clarified that the Select Board had approved a Special Amusement Permit for the Smokestack
28 conditioned on the owner purchasing and installing sound deadening curtains to create a noise
29 barrier whenever music is played. She said that out of necessity, the Police Department needs to
30 respond on a complaint basis; if they get a complaint they will respond. They will visit the
31 establishment from time to time for other issues in addition to noise monitoring.

32
33 Chairperson Cates opened the floor to Select Board comments.

34
35 Donald White commented on the success of the first Cash Mob event in downtown Camden. He
36 also recognized the Parks and Recreation staff for their care of our public areas as well as the
37 Public Works Department for their work to improve our roads while keeping inconvenience at a
38 minimum.

39
40 Leonard Lookner said he was pleased that the Watershed School would be opening its doors in
41 Camden. He noted the presence of the school will greatly benefit our town and thanked Matt
42 Orne for his contribution in helping to make it happen.

43
44 Lookner also commented that he perceived an absence of police officers on foot beats around
45 the streets of town, suggesting that this might help deter behavior he had observed such as
46 mountain bike riding in Library Park. There was a discussion of police presence downtown, with
47 John French stating that he supports having officers patrol on foot, but reminding the Board that
48 the Police Department has many responsibilities and is very active throughout the community.
49 James Heard noted that police officers present on the streets can be of assistance to visitors and
50 can help make Camden a friendly and welcoming place.

51
52 Heard reported that he had gone to the Snow Bowl to see the new leach field for the new septic
53 system and noted that the contractors had done an exceptional job.

54 **3. Communications, Presentations, and Recognitions**

55
56 A) Max Alexander of Thomaston, President of the Board of Trustees, made a presentation on the
57 Watershed School's plans for operating at the former location of the Owl and the Turtle in the
58 Knox Mill. He also gave an overview of the school's mission, demographics, and its goals for the
59 future.

60
61 B) Lisa Dresser, Executive Director of "PAWS" (Pets Are Worth Saving), formerly the Camden-
62 Rockport Animal Rescue League, made a presentation to the Board on the growth of the shelter
63 and its planned expansion on Camden Street. Dresser detailed elements of the new structure and
64 said that there will be a dog park on the grounds. She also supplied contact information for the
65 organization: www.pawsadoption.org, 236-8702, 146 Camden St, Rockport.

66
67 C) Bruce Jordan of Camden talked to the Board about the Camden Area Food Pantry's current
68 challenges in keeping up with the need to supply food to the area's hungry. Jordan asked for
69 permission to block off four parking spaces on Atlantic Avenue for a fundraising and awareness
70 event planned by the Food Pantry for August 31st at the Library Amphitheatre.

71
72 *John French made a motion that four parking spaces on Atlantic Avenue be reserved from 8:30am*
73 *to 4:30pm on August 31st for the Camden Area Food Pantry's fundraising and awareness event.*
74 *Donald White seconded the motion. It was unanimously approved.*

75
76 **4. Approval of Board Minutes from August 7th**

77
78 *Donald White made a motion that the minutes of the August 7, 2012 Select Board meeting be*
79 *accepted as presented. Leonard Lookner seconded the motion. It was unanimously approved.*

80 **4. Select Board Member Reports**

81
82 Donald White reported that the Planning Board, meeting as the Comprehensive Plan Committee,
83 had held a two-hour session on Thursday, August 16th. White said that the present
84 Comprehensive Plan was reviewed at the meeting and initial progress was made on dividing
85 responsibilities for working on sections of the plan.

86
87 Martin Cates told the Board that it had been exciting to participate in the ground-breaking
88 ceremony for the improvements at the Snow Bowl. He said that this has been a cooperative
89 effort among several groups: the Parks and Recreation Committee, the Redevelopment
90 Committee, municipal employees, Jeff Kuller, the Town Manager, and others. Cates said he was
91 very pleased with the job that Farley & Son had been doing to install the septic system and that
92 he was glad we could work with a local company on this project.

93 **6. Town Manager Report**

94
95 The Town Manager updated the Board on current tax liens, reporting that 242 notices had been
96 sent. 98 were still outstanding, she said, along with 13 personal property accounts. In vehicle
97 excise taxes, she said that \$70,000 had been collected, representing \$8,000 more than last year
98 at this time.

99 Finnigan said there have been more inquiries for review of property assessments and that the
100 Assessors Agent West Robinson has been visiting homes. She added that homestead and
101 veterans' exemptions had been processed and reviewed. Finnigan also reported that eleven
102 marriage licenses had been issued in July.

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Next the Town Manager spoke about the upcoming November elections, saying that the Town Clerk has been busy registering people to vote. She also told the Board that Detective Curt Andrick has been investigating the Rite Aid robberies and had recently attended a financial crime training program.

In the area of development and tourism, the Town Manager described visits by two large cruise ships that are scheduled for September and October. She said these are opportunities to showcase Camden in terms of cultivating future visitors as well as encouraging people to consider relocating to our town. Finnigan also noted that the recent Cash Mob event organized by Development Director Brian Hodges had been successful.

Upcoming events that the town is preparing for include the Windjammer Festival to be held Labor Day weekend. The 50th anniversary of the Mary Day will be celebrated as part of the Windjammer Festival, she said. She said the Town is preparing for the Camden International Film Festival scheduled for September

Lastly, Finnigan offered congratulations to Allen Insurance and Financial which was recently named one of Maine’s best places to work.

7. Old Business

There was no old business.

8. New Business

A. Public Hearing on proposed amendment of the Camden Zoning Ordinance, Article XI Signs

Chairperson Cates opened the Public Hearing. Dick Householder of the Planning Board summarized details of the proposed changes to Article XI (Signs) which had been approved by the Planning Board on August 2nd.

Leslie Curtis of Camden, a business owner, spoke in opposition to the proposed changes to the ordinance. She said that changes in signage would make Camden appear more commercial and observed that it is the Select Board’s responsibility to be the town’s stewards.

Flint Decker of Camden, also a business owner, spoke in favor of the proposed changes in the ordinance and thanked the Sign Committee for their work.

Public comments were closed and Martin Cates opened the floor to comments from the Board.

Donald White said that he had served on the Sign Committee and that public hearings had been held in order to gather input. He said that as a result of that input, modifications had been made to the proposed changes to help them conform more closely to the wishes of the citizens who had spoken at the hearings. He said there were no changes proposed regarding the permitted size of signs in the immediate downtown area; that the primary change proposed for downtown was the permission to use chalkboards. The latter would only be allowed on private property, White noted, as chalkboards would not be permitted to be placed on the public sidewalks.

Leonard Lookner urged the Select Board not to approve the proposed changes in Article XI, and if it was passed he urged citizens to vote it down in November. He said that the changes would effectively expand our commercial area by allowing larger signs in areas that are not

153 commercial. He noted that the downtown area, which is the center of income for businesses, is
154 100% full and that he did not see why changes should be necessary. He told the Board he would
155 vote no on this item because he feels that the existing sign ordinance works and has protected
156 our town for a number of years.

157
158 John French said that the proposed changes would offer opportunities for businesses that are
159 not on Main Street, noting that the Planning Board has had several public hearings and that they
160 have tried to keep it so that the impact is not very great. French asked CEO Steve Wilson to speak
161 to the specifics of what would and would not be allowed.

162
163 Steve Wilson spoke to the Board defining specifics of the proposal and answering questions.

164
165 Martin Cates commented that he had observed that the Planning Board had incorporated
166 comments they had received from the public in their final recommendations and that they had
167 invested a great deal of thought and consideration to the public input that had been offered.
168 Cates also noted that not everyone will qualify for chalkboard signs and that he was generally
169 supportive of the effort.

170
171 *Donald White made a motion that the proposed changes to Article XI as put forth by Camden*
172 *Planning Board be included on the ballot at the November elections. John French seconded the*
173 *motion. It was passed by a vote of 3-2-0, (Lookner and Heard opposed).*

174
175 **B. Public Hearing on proposed amendment of the Camden Zoning Ordinance, Article VI**
176 **Nonconformance.**

177
178 Chairperson Cates opened a Public Hearing. Camden’s Code Enforcement Officer Steve Wilson
179 detailed the proposed changes in Article VI addressing nonconformance. He told the Board that
180 these proposed changes would affect a limited number of businesses in the Camden area and
181 would allow them to stay and prosper. Businesses with an allowed use won’t qualify for
182 expansion, he said. The Board discussed the specific businesses that the changes in the
183 ordinance would affect.

184
185 Lookner expressed concern that a qualifying business that had been using a temporary structure
186 such as a trailer for storage could in theory expand 30% and still keep their trailer. He
187 recommended tabling the item until the ZBA could study this matter.

188
189 French noted that his business is one of the twelve nonconforming businesses that would be
190 affected by the ordinance change and asked the Board whether he should recuse himself from
191 voting on this item. Board members did not feel that it was necessary for French to recuse
192 himself from voting.

193
194 The floor was opened to public comment.

195
196 Christie Bifulco of Camden, a business owner, spoke in opposition to the changes to Article VI.
197 She said her property at 6 High Street abuts High Mountain Hall where several recent changes
198 had taken place. Steve Wilson clarified that High Mountain Hall is not a nonconforming business
199 so it would not be affected by the proposed changes in the ordinance.

200
201 Lookner asked for clarification on the definition on the allowed number of rooms at a B&B and
202 whether they would be considered non-conforming if they had a change in their number of
203 rooms. Steve Wilson said that businesses in the B3 district had to exist within the structure that

204 existed as of the date of the adoption of the ordinance. He added that a 30% expansion would
205 only be permitted if a business met the rest of the zoning requirements and performance
206 standards for that district. Wilson added that it is a very involved application process.

207
208 Chairperson Cates invited comments from the Board.

209
210 White said he felt that allowing non-conforming businesses to have opportunities for growth, if
211 they meet the criteria, is a very important thing for our community. He said that he will
212 recommend that the changes in Article VI be sent to the voters in November.

213
214 Lookner said that he would like to see the motion tabled until the ZBA finds a way to restrict
215 temporary storage before expansion can be allowed. He stated that he felt uncomfortable with
216 the changes as proposed.

217
218 French said that he feels it is important for some of the businesses that were here before the
219 current zoning rules were created to have a chance for partial expansion through this ordinance
220 change.

221
222 Heard told the Board that while he has mixed feelings about the proposal, he feels that it belongs
223 in the hands of the voters to decide.

224
225 Cates said that he feels that the Planning Board did an excellent job of incorporating checks and
226 balances with input from the public, and that the work it took is appreciated.

227
228 *Donald White made a motion that the Article VI amendments as presented by the Planning Board*
229 *in relation to nonconformance go before voters in the November election. James Heard seconded*
230 *the motion. The motion passed by a vote of 3-1-1 (Lookner opposed, French abstaining).*

231
232 **C. Bid Award: Public Works Truck**

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234 Pat Finnigan explained that this was a bid to replace an old public works truck, and that it was
235 staff's recommendation to award the bid in the amount of \$24,856 to Dutch Chevrolet. There
236 was discussion of the specifications for the truck. Finnigan requested that the Board authorize
237 the purchase of the truck for an amount not to exceed \$24,856 and that prior to the purchase,
238 she would to make sure that the truck possessed the required features.

239
240 *John French made a motion that the Town Manager be authorized to purchase a new 2013*
241 *Chevrolet 3500 HD plow truck for an amount not to exceed \$24,856. James Heard seconded the*
242 *motion. It was unanimously approved.*

243
244 White suggested it might be a good idea to have the department manager on hand to answer
245 questions such as these.

246
247 **D. Consideration of the following Victualer's License renewals: Village Restaurant, Long**
248 **Grain Restaurant, and the Good House.**

249
250 *Donald White made a motion that the victualer's licenses for the Village Restaurant, Long Grain*
251 *Restaurant, and the Good House be renewed. Martin Cates seconded the motion. It was*
252 *unanimously approved.*

253

254 **E. Consideration of renewal of the Good House for a Lodging License.**

255
256 *John French made a motion that the lodging license for the Good House be renewed. Leonard*
257 *Lookner seconded the motion. It was unanimously approved.*
258

259 **F. Consideration of application from Camden International Film Festival to use the Village**
260 **Green on September 29, 2012 from 11:30 am to 4:30 pm.**

261
262 *Leonard Lookner made a motion that the Camden International Film Festival be allowed to use the*
263 *Village Green on September 29, 2012 from 11:30 am to 4:30 pm. James Heard seconded the motion.*
264 *It was unanimously approved.*
265

266 **G. Confirm Appointment of the Inner Harbor Master**

267
268 Town Manager Finnigan recommended that this item be tabled until further background
269 information could be gathered.

270
271 *John French made a motion that Donald White seconded the motion. It was unanimously approved.*
272

273 **9. Select Board Closing Comments**

274
275 Leonard Lookner thanked the Board for their patience during the ordinance discussions. He
276 commented that he feels it is important to ask a lot of questions when it comes to change, as Ms.
277 Curtis had noted earlier in the meeting that Select Board members are stewards for the
278 community. Chairman Cates responded that it has been a good discussion.
279

280 **Adjourn**

281 *Donald White made a motion to adjourn the meeting and reconvene as Wastewater*
282 *Commissioners. Leonard Lookner seconded this motion. The motion passed unanimously and the*
283 *Select Board adjourned at 8:35pm.*
284

285 **Meeting of the Camden Wastewater Commissioners**

286
287 **A. Approval of the Certificate of Commitment for Sewer User charges (as required by Title**
288 **30-A; M.R.S.A. §3406 for the period of April 11, 2012 to July 11, 2012**

289
290 *John French made a motion to approve the Certificate of Commitment for Sewer User charges as*
291 *required by Title 30-A; M.R.S.A. §3406 for the period of April 11, 2012 to July 11, 2012. Donald*
292 *White seconded the motion. It was unanimously approved.*
293

294 **Adjourn**

295
296 *Donald White made a motion to adjourn the meeting. Leonard Lookner seconded this motion. The*
297 *motion passed unanimously and the meeting of the Wastewater Commissioners adjourned at*
298 *8:36pm.*
299

300 Respectfully submitted,

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302
303 _____
304 Karen Brace
Recording Secretary